

Prepared by and Return to:  
Realty Title and Escrow  
1326 Goodman Road  
Southaven, MS 38671  
(662)536-1770  
File No. 06060354

10/10/06 8:48:45  
BK 541 PG 382  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

## WARRANTY DEED

Shreka Ruffin

- Grantor(s)

Jozette Maiden and Emerson Maiden

- Grantee(s)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Shreka Ruffin does hereby sell, convey and warrant unto Jozette Maiden and Emerson Maiden, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

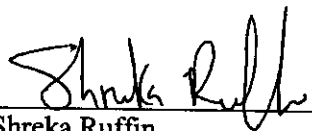
Lot 16, Section A, River Oaks Subdivision, situated in Section 2, Township 2 South, Range 8 West, as shown on plat of record in Plat Book 57, Page 17 in the Chancery Clerk's Office of DeSoto County, Mississippi.

By way of explanation, this property was originally conveyed to Dedric D. Ruffin and Shreka L. Ruffin. Dedric D. Ruffin died on July 15, 2001, leaving Shreka L. Ruffin as surviving co tenant by the entirety.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

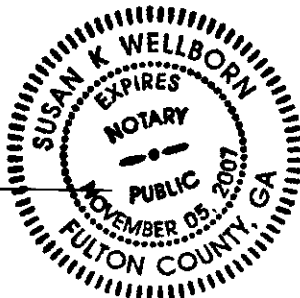
WITNESS our signature this 2nd day of October, 2006.

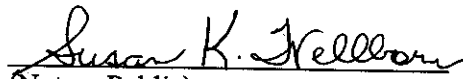
  
Shreka Ruffin

STATE OF Georgia  
COUNTY OF Fulton

Personally appeared before me, the undersigned authority in and for the said county and state, on this 5<sup>th</sup> day of October, 2006, within my jurisdiction, the within named Shreka Ruffin, who acknowledged that he/she/they executed the above and foregoing instrument.

My commission expires:  
11-5-2007



  
(Notary Public)

Grantors' Address:  
1175 Peachtree St NE  
Atlanta, GA 30361  
H- 404-230-7300

Grantees' Address:  
1946 Thomas Street  
Horn Lake, MS 38637  
H- 662-402-3449

W- N/A

W- N/A